



FROM	NAME & TITLE	ERIC W. TISO, SITE PLAN REVIEW COMMITTEE CHAIR
	AGENCY NAME & ADDRESS	LAND USE AND URBAN DESIGN DIVISION DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR
	SUBJECT	SITE PLAN REVIEW COMMITTEE MINUTES FOR MARCH 24, 2010

CITY of
BALTIMORE
MEMO



TO

Captain John Carr, Fire Department
Mr. Stanford Leach, Parking Authority
Mr. Kirkland Gabriel, DOT TEC
Ms. Valorie LaCour, DOT Planning
Mr. John Thumbi, DOT Traffic
Mr. Bill Beatty, Department of General Services
Dr. Nollie P. Wood Jr., Mayor's Office
Ms. Miriam Agrama, DHCD Plans Examining
Mr. Geoff Veale, Zoning Administrator
Mr. David Tanner, BMZA

DATE: April 7, 2010

In attendance were:

- Eric Tiso, Wolde Ararsa, Gary Letteron, Anthony Cataldo, Ervin McDaniel, Martin French, and Melvin Hicks for the Department of Planning;
- Capt John Carr for the Fire Department;
- Bill Beatty for the Department of General Services
- Kirkland Gabriel, John Thumbi and Mark Brown for the Department of Transportation;
- Stanford Leach for the Parking Authority; and
- Vivaldi Nguyen and James Carroll for the Department of Public Works.

Agenda

1. Parkton Village (SWC Parkton Street @ Thornfield Ave) – 25 Townhouses

Parkton Village (SS Parkton Street SWC Thornfield Ave) – 25 Townhouses

Zoning: R-5

Plans Date: 8 Mar 2010

Block/Lot: 2530-C/017A

Urban Renewal: None

Environmental: Forest Conservation, Green Building Standard

Historic: None

Total Site Area: ±2.28 Acres

Gross Square Footage: Not listed

In addition to Committee Members and Planning staff, in attendance was:

- Gil Horowitz, Sage Mgmt., LLC;
- Bob Rosenfelt, CMR, Inc.; and
- Carla Ryon, CMR, Inc.;

Project Summary:

This is the third review of this evolving project. The proposal is now for 25 townhomes, with a 40' private street, and incorporates proposed stormwater management facilities.

Comments & Issues:

- Parking/Traffic:
 - The Fire Department requests that the proposed trash pad is slid around the corner of the turn-around to the northeast. This will allow for additional depth (10' more would be ideal), which will assist fire trucks in turning-around to exit the site. If possible, increase the radius in the curbline to help soften the turn out for the fire truck on the north side of the street.
- Accessibility:
 - Show ADA ramps on sidewalks, ensure that they orient across the crosswalk, and not toward the center of the intersection.
- Zoning Analysis/Board of Municipal and Zoning Appeals (BMZA):
 - BMZA approval has been granted.
- Plan Adjustments:
 - Increase T-turn arounds to 10' deep by 20' wide.
 - Increase sidewalks to 6' widths.
 - Add a note that trash pads are to be enclosed.
 - Extend sidewalk on Thornfield as far south as practical, no movement of the existing wall or fenceline is required.

Next Steps:

- Submit two complete paper sets of revised plans and one set in .pdf format for final approval and stamp.
- Submit elevations and subdivision package to Ervin McDaniel.

NOTE:

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**